
Housing Committee

HB 1148

Brief Description: Prohibiting restrictions on the location of mobile homes or manufactured homes based exclusively on age and dimensions.

Sponsors: Representatives Simpson, Dunn, Orcutt, McCune, Chase, Wallace, Ormsby and Springer.

Brief Summary of Bill

- Prohibits cities, code cities, towns, and counties from restricting the location of mobile and manufactured homes in mobile home parks and manufactured housing communities based exclusively on age and dimension criteria.

Hearing Date: 1/24/07

Staff: Robyn Dupuis (786-7166).

Background:

Under the Manufactured/Mobile Home Landlord-Tenant Act, owners of manufactured and mobile home communities are prohibited from preventing the entry of a manufactured or mobile home for the sole reason that the home has reached a certain age (59.20.070). Homes may be excluded or expelled for other reasons including failure to comply with fire, safety and other provisions of local ordinances and state laws.

Currently there is no state law to specifically prohibit local jurisdictions from passing ordinances restricting the entry of mobile or manufactured homes into mobile home parks or manufactured housing communities.

Current statutes (35.21.684, 35A.21.312 and 36.01.225) state that beginning July 1, 2005, a city or town, code city or county, respectively, may not enact any statute or ordinance that has the effect of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes. However, the law also allows municipalities to require that manufactured homes be new and that the homes comply with all local design

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standards applicable to all other homes in the neighborhood within which the home is to be located.

Summary of Bill:

Local governments are prohibited from restricting the location of mobile or manufactured homes in mobile home parks or manufactured housing communities based exclusively on the age or dimensions of the mobile or manufactured home.

Current statutes (RCW 25.21.684, 35A.21.312 and 36.01.225), which allow jurisdictions to place age and design criteria on manufactured housing, apply only to housing to be sited outside of mobile home parks and manufactured home communities.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of session in which bill is passed.